Development Management - Delegated Officer Report

Application Number: **AWDM/1389/12** **Recommendation –** Approve

Site: 18 Erringham Road, Shoreham by Sea

Proposal: Proposed conversion of roofspace including hip to gable, front and rear dormers.

Date of site visit: 10 December 2012

Neighbours checked: Y

Additional neighbour notifications: 10/12/12 - Orchard Lodge, The Avenue

Proposal, Site and Surroundings

The site relates to detached bungalow located on the east side of Erringham Road. This is a predominantly residential area comprising of a mix of dwelling types and designs.

Permission is sought for a hip to gable extension on the south side roofslope (the north side already has a gable end), a new dormer extension to the front roofslope with a double hipped roof, and a hipped roof dormer extension to the rear. A front rooflight and new side window in the gable is also included.

Relevant site history
SU/28/99 – single storey rear extension with hipped roof approved in 1999.

Consultations
None relevant

Representations
Three representations received from the occupier of No. 20 to the north objecting to the application on the grounds of loss of light to solar panels, and to the kitchen and utility room.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Residential amenity
The bungalow is well separated from the neighbouring bungalow to the south and so although the application site is set at a slightly higher ground level than this neighbour, the separation and site orientation would ensure that there would be no significant loss of amenity, in terms of light or outlook, as a result

of the proposals. The applicant has provided an amended plan to reduce the size of the side gable window and set it at a high level in order to prevent any significant overlooking.

No. 20, to the north, is a two storey house set at a higher ground level than the application site. Although No. 20 has side windows that overlook the application site, these are secondary windows to the bedroom and kitchen (with the main outlook being to the rear) and windows serving the bathroom and utility room. The points made in the representation are noted and it is recognised that the roof alterations would add some additional bulk to the roof, but given the relationship between the application site and No.20 with its main outlook being to the front and rear, it is considered that the proposed dormer extensions would not cause any significant impact on the amenities of the neighbouring occupier.

Visual amenity
The area comprises of a mix of dwelling designs with variety in the roof forms and so the gable extension would not appear uncharacteristic. The proposed gable extension would match the existing northern gable, providing some symmetry.

The rear dormer would be large in relation to the recipient building, appearing awkward in relation to the rear projecting roof. Amendments were sought to reduce the size of this dormer but were not agreed. However, the permitted development fallback position must be considered, and in this case much of the proposals (excluding the front dormer) could be built as permitted development, and so a refusal on design grounds could not be justified.

The front dormer window and rooflight window, in combination with the gable extension would not be unsympathetic, set well within the roofslope giving a reasonably balanced appearance so as not to dominate. Although the double hip adds to the bulk of the dormer, it would not be harmful to the character of the area given the variety of building designs and roof forms in the locality.

Recommendation

Approve for the reason:-
Having regard to the permitted development fallback position and character of the area, the proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently would not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Permission relates to approved plans:
   Drawing Number 12413-Loc deposited 8 November 2012
   Drawing Number 12413-01 deposited 8 November 2012
   Drawing Number 12413-01 revision B deposited 10 January 2013.

Informative:
The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Rebekah Smith Date: 28 January 2013

Authorised by: Peter Barnett Date: 28 January 2013